

PLANNING COMMISSION REPORT



MEETING DATE: June 29, 2005

ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Curves - 8-UP-2005**

REQUEST Request a conditional use permit for a health studio in an existing building located at 4408 & 4416 N. Miller Road with Highway Commercial (C-3) zoning.

Key Items for Consideration:

- Size of the facility
- External effects, ie. noise, light etc.

Related Policies, References:

City of Scottsdale Zoning Ordinance

OWNER Fry Investment LLC
480-946-6551

APPLICANT CONTACT Tim Rasnake
Archicon LLC
602-222-4266

LOCATION 4408 N Miller Rd Ste 104

BACKGROUND

Zoning.

The site is zoned C-3. The C-3 zoning district(s) allow for a myriad of commercial and retail land uses and are typically located along the City's main arterial roadways. Under the City's Zoning Ordinance, a health studio requires a use permit.

General Plan.

The General Plan Land Use Element designates the property as Commercial. This category includes several land uses, primarily retail sales and services designed to provide for those people who live, work, and visit Scottsdale.

Context.

The proposed location is located inside the shopping center at the southeast corner of Camelback and Miller Roads. The surrounding sites are primarily commercial uses with the closest residential to the east, across Miller Road (See Attachment #2).

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The applicant is proposing to operate a health studio at the subject location.



Development information.

- *Existing Use:* Vacant storefront
- *Buildings/Description:* The tenant space is part of a shopping center totaling approximately 160,000 Square feet
- *Shopping Center Parcel Size:* Approximately 16 acres
- *Building Height Allowed:* 36 Feet
- *Existing Building Height:* Approximately 18 feet
- *Floor Area:* 1536 Square feet
- *Changes to Structure:* None

IMPACT ANALYSIS

Traffic.

There will not be any traffic impacts associated with this application.

Parking.

642 spaces are required, 701 are provided.

Water/Sewer.

No new requirement for water and sewer will be created by this request.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

- 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.**

Staff Comment: No such impacts will be noticeable as a result of this application being approved, should that occur. The primary users of the health studio generally will not engage in any activities that will impact surrounding uses. Further, the gym equipment utilized at these types of facilities does not create substantial noise or vibration impacts.

- 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.**

Staff Comment: There will not be any noticeable increase on traffic volume or character of traffic as a result of this application.

3. There are no other factors associated with this project that will be materially detrimental to the public.

Staff Comment: These types of facilities (And this business owner specifically) are located throughout the Valley, and this project appears to be substantially similar to those operations. As such, impacts will be minimal for this type of land use at this location.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Staff Comment: This type of land use, in the proposed amount of square footage, is very reasonable in a shopping center of this size. The tenant space is proportionate to the size of both the structure and the shopping center on the whole.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

Staff Comment: There are no specific conditional criteria outlined in Section 1.403 pertaining to a Health Studio.

Community Involvement.

Staff has not received any feedback regarding this application. A copy of the Citizen Involvement information is attached for the Commission's review.

Community Impact.

Overall, this project fits the proposed location in a shopping center, in the C-3 zoning designation. Further, the impacts associated with this type of land use, at this location, will be negligible.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached conditions.

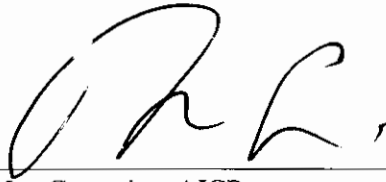
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

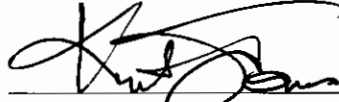
STAFF CONTACT(S)

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E-mail: mcummins@ScottsdaleAZ.gov

APPROVED BY



Mac Cummins, AICP
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Citizen Involvement
7. City Notification Map
8. Site Plan



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 5-5-2005

Project No.: _____ - PA - _____

Coordinator: Mac Cummins

Case No.: _____ - _____ - _____

Project Name: Curves Use Permit

Project Location: Sout West corner Camelback & Miller Rds.

Property Details: See attached (Camelback - Miler Plaza)

☐ Single-Family Residentail ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: PNC - 3 Proposed Zoning: -

Number of Buildings: mulitple existing Parcel Size: 480,000 S.F.

Gross Floor Area/Total Units: - Floor Area Ratio/Density: -

Parking Required: 700 Existing Parking Provided: 701 Existing

Setbacks: N - N/A S - _____ E - _____ W - _____

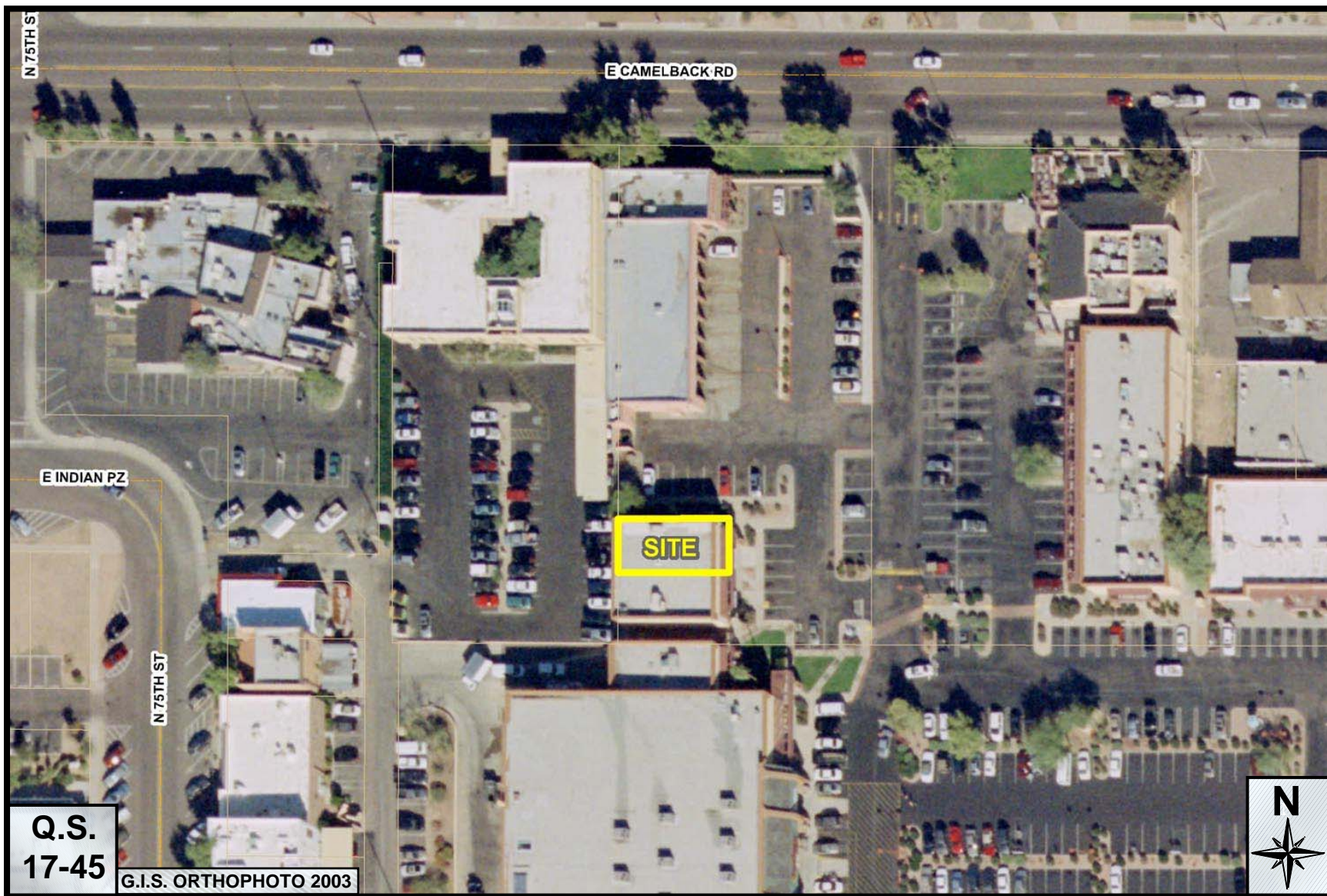
Description of Request:

Use permit request for a T.I. Space in an existing retail
center of approximately 1500 SF the business name is "Curves",
it's a private gym for women that work with a trainer by
appointment only.

8-UP-2005
5-12-05

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

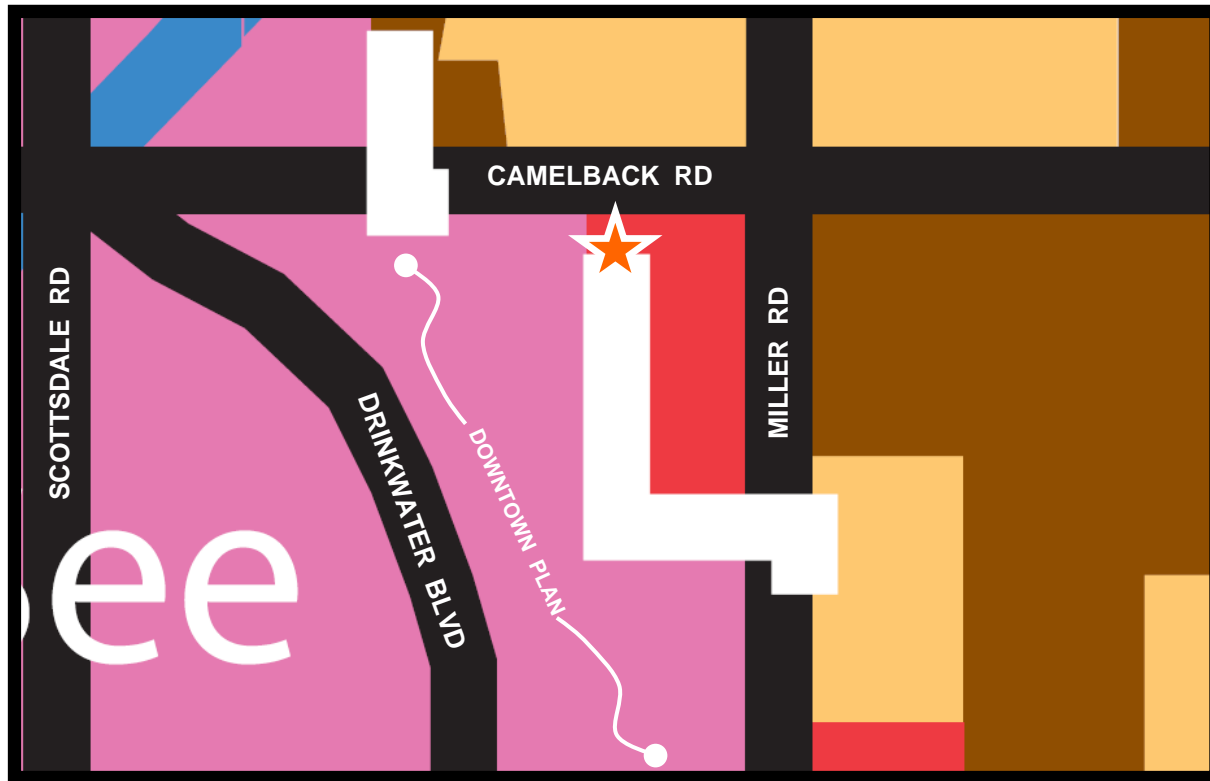


Curves

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ATTACHMENT #2A

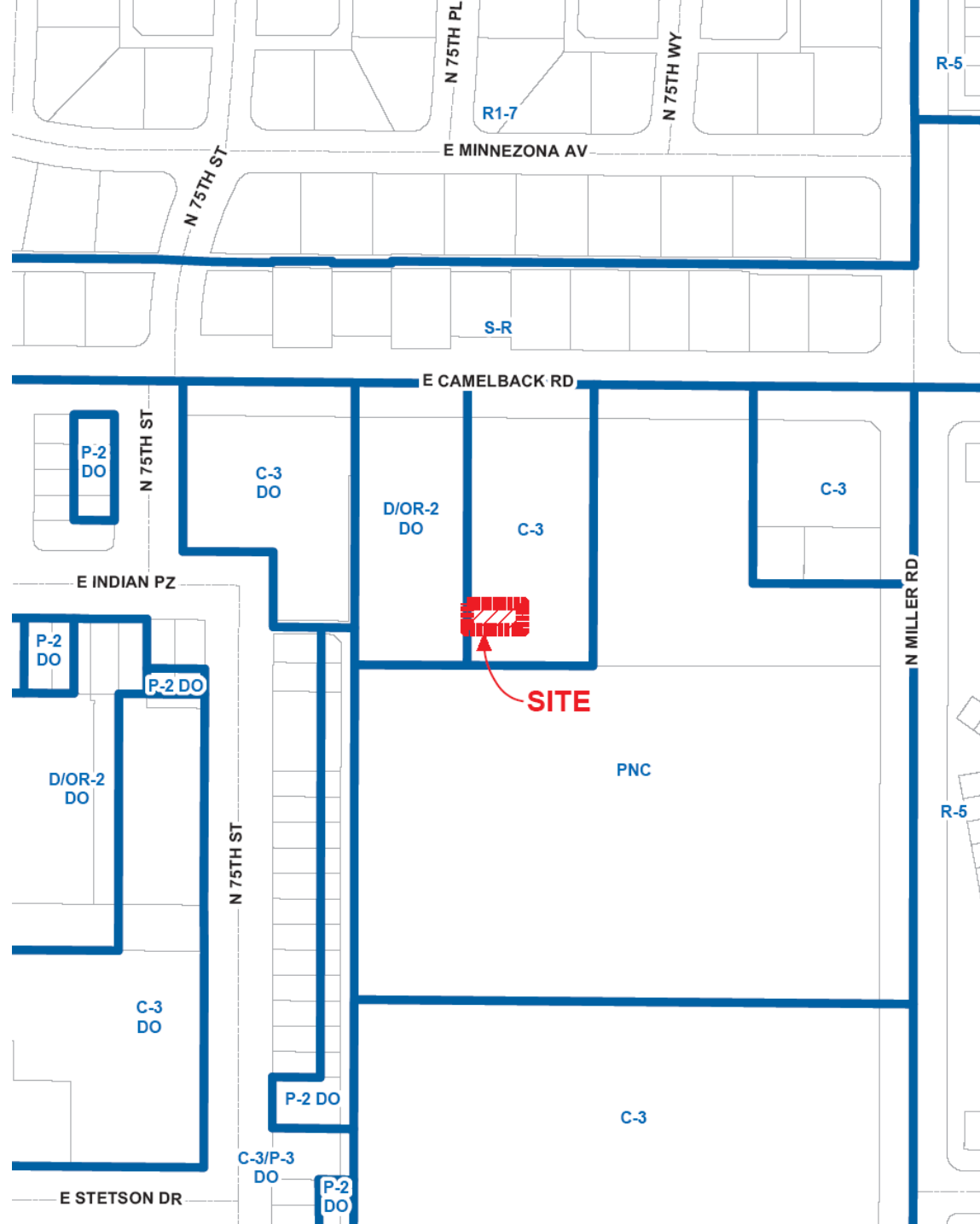
General Plan



8-UP-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Zoning Map



CONDITIONS FOR CASE 8-UP-2005

PLANNING/ DEVELOPMENT

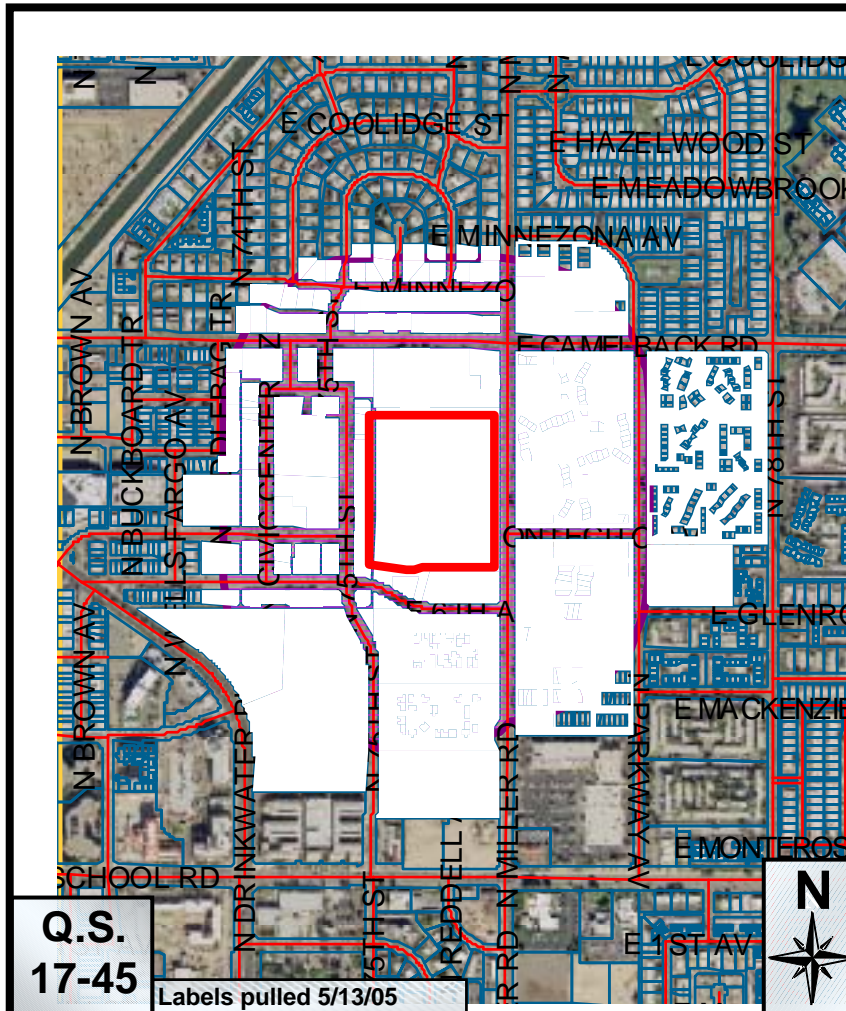
1. The health studio occupancy shall be limited to a maximum of 1550 net square feet in the existing tenant location as shown on plan sheet UP-1 with a staff receipt date of 5/12/2005.

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Attachment #6 Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

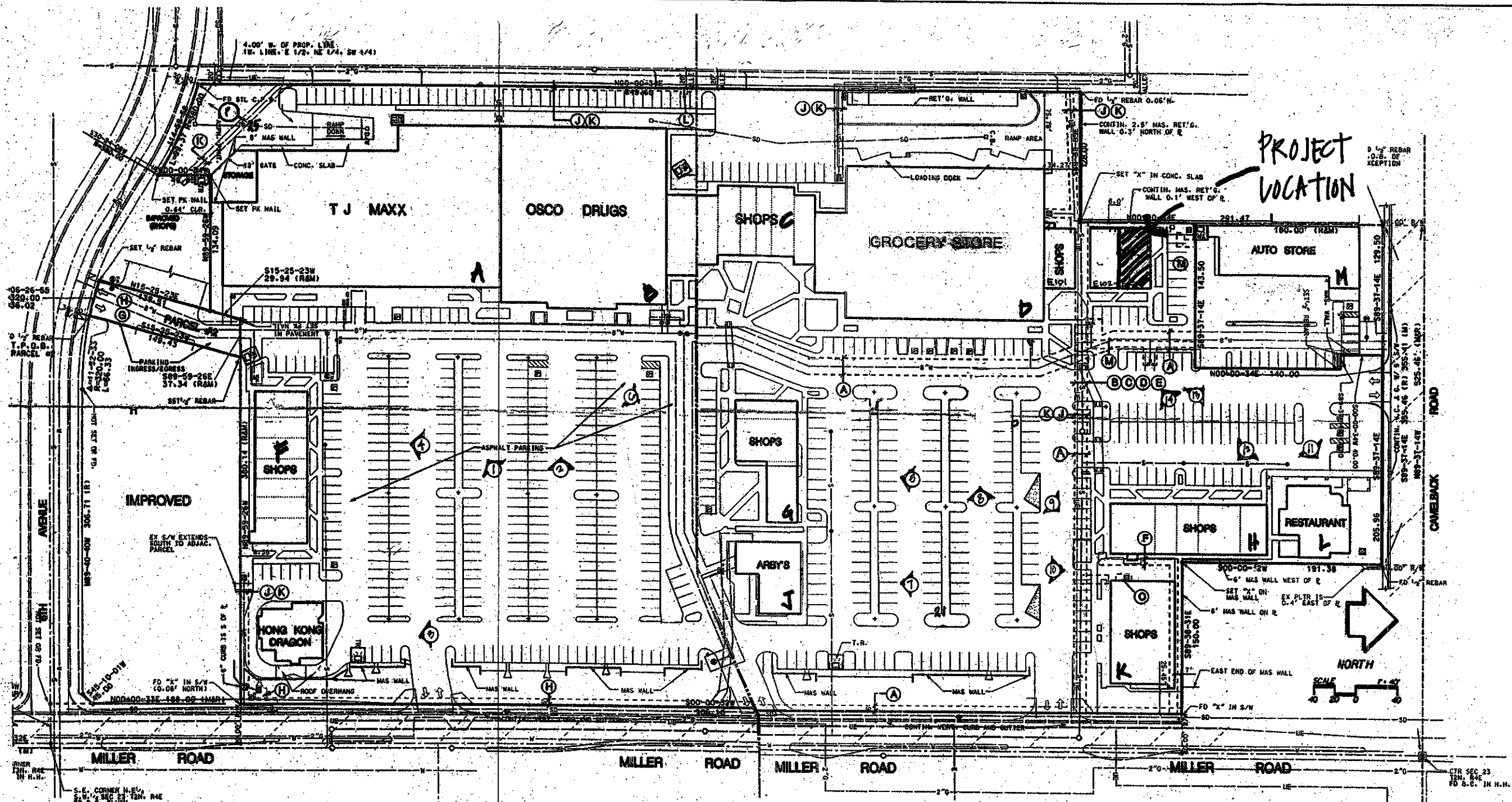
Additional Notifications:

- Interested Parties
- Maya Condominiums
- Scottsdale Terrace
- The Heritage - Scottsdale Owners Association

Curves

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ATTACHMENT #7



Suite	Tenant	Actual Tenant Use	Zoning Use Designation	Gross Area SQFT	Public Area SQFT	Rest. Bar SQFT	Parking Ratio	Parking Requirement
A	T.J. Maxx	clothing store	retail	34,225	34,225		1:250	136.90
A	None	storage	storage	2,696	0		0:1	0.00
B	Osco Drug	drug store & pharmacy	retail	28,335	28,335		1:250	113.34
C 101 & 102	Rita's Hallmark	greeting card & gift store	retail	3,775	3,775		1:250	15.10
C 103	Michelle's Salon	beauty salon & supply store	professional service/retail	1,683	1,683		1:250	6.73
C 104	Nova	beauty supplies	retail	1,050	1,050		1:250	4.20
C 105	Brighton Jewelry	jewelry store	retail	1,050	1,050		1:250	4.20
C 106	Brian Dolberg, D.D.S.	dentist office	medical	1,400	1,400		1:250	5.60
C 107	Basic Training	personal trainer	health studio	1,400	1,400			
C 108	Sunflower Market	grocery store	grocery	2,400	2,400		1:300	9.60
D	Sunflower Market	grocery store	grocery	28,500	28,500		1:300	95.00
E 101	Discovery Shop	resale store	retail	1,800	1,800		1:250	7.20
E 102	Vacant			1,140	1,140			
E 103	Vacant			746				
E 104	Curves	Women's Circuit Training	health studio	1,834			1:150	10.22
F 107	Healing Spa	therapeutic bed store	retail	1,225	1,225		1:250	4.90
F 106	Book Exchange	used book store	retail	1,000	1,000		1:250	4.00
F 104 & 105	Travel Destinations	travel agent office	professional service	2,000	2,000		1:250	8.00
F 103	Scottdale Tailoring	tailor shop	professional service	1,000	1,000		1:250	4.00
F 102	Scottdale Packaging	packaging & shipping store	professional service	1,000	1,000		1:250	4.00
F 101	Wilson Camera	camera store, film developing & photo studio	professional service/retail	1,250	1,250		1:250	5.00
G	Pasta Brioni	delicatessen, restaurant & bar w/ patio	rest. indoor			2,940	1:80	36.75
	& Brioni To Go		bar	5,600	3,920	980	1:60	19.60
			rest. outdoor	2750	2500	2500	1:250	10.00

H 106	Sunday's Lounge	restaurant & bar	rest. indoor			1,180	1:80	14.75
A 107			bar	2,250	1,575	395	1:50	7.90
H 104	Magic Touch Cleaners	dry cleaners and laundry	professional service	2,000	2,000		1:250	8.00
A 105								
H 103	For Nails Only	nail salon	professional service	882	882		1:250	3.53
H 102	Camelback Chiropractic	chiropractor's office	medical	2,368	2,368		1:250	5.60
A 101								
I	Hong Kong Dragon	fast food restaurant	rest. indoor	2,800	1,960	1,960	1:80	24.50
J	Arby's	fast food restaurant	rest. indoor	3,588	2,510	2,510	1:80	31.38
			rest. outdoor	560	310	310	1:250	1.24
K 104	Secrets! &	clothing store	retail	2650	2650		1:250	10.60
A 105	What The Butler Saw							
K 102	Bread Basket	bakery	retail	1,800	1,800		1:250	7.20
A 103								
K 101	Ain't That A Frame!	picture framing store	professional service	1,500	1,500		1:250	6.00
L	Zippo's	restaurant & bar w/ patio	rest. indoor			2,028	1:80	25.35
			bar	3,864	2,705	677	1:50	13.64
			rest. outdoor	1,400	1,150		1:250	4.60
M	Firestone	automotive service & tire store	# automotive service bays		8		3:1	24.00
			retail	7,148	1,890		1:250	7.20
				180,359				699.73
	TOTALS							
	TOTAL SPACE REQ'D		706 SPACES					
	TOTAL SPACE PROVIDED	22 ACCESSIBLE	701 SPACES					
	TOTAL BIKE SPACES REQ'D		16 SPACES					
	TOTAL BIKE SPACES PROVIDED		16 SPACES					